

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-208</u>	<u>MARIST BROTHERS OF THE SCHOOLS, INC.</u>
<u>04-378</u>	<u>CAMVER INVESTMENT, INC. F/K/A: BLANCA A. PERERA</u>
<u>04-441</u>	<u>R. R. J. GROUP L. L. C.</u>
<u>05-039</u>	<u>GEORGINA MARIA GRANADOS</u>
<u>05-136</u>	<u>AHERN-PLUMMER, INC.</u>
<u>05-246</u>	<u>CENTURY PLUMBING WHOLESALE, INC.</u>
<u>05-349</u>	<u>IDALBERTO & ELOISA RODRIGUEZ</u>
<u>05-408</u>	<u>MARIA R. SCHWARTZ & ALICIA DE ARMAS</u>
<u>05-417</u>	<u>RAMON SANTA CRUZ PACHECO</u>
<u>06-011</u>	<u>FELIPE ALVAREZ</u>

THE FOLLOWING HEARING WAS INDEFINITELY DEFERRED & REVISED FROM 12/10/03:

HEARING NO. 03-12-CZ10-2 (02-208)

16-54-40

Council Area 10

Comm. Dist. 10

APPLICANT: MARIST BROTHERS OF THE SCHOOLS, INC.

(1) RU-2 to RU-3

OR IN THE ALTERNATIVE:

(2) MODIFICATION of Condition #2 of Resolution 4-ZAB-142-83, passed and adopted by the ZONING APPEALS BOARD and last modified by Resolution 5-ZAB-22-95, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Maspons-Goicouria-Estevez, Inc., dated received Aug. 2, 1994 and consisting of five sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Spillis Candela DMJM, dated 10/4/05 and consisting of 12 sheets and civil drawings sheets C2.1.01/02 and C3. 1.01 dated stamped received 3/7/06 and consisting of 3 sheets."

The purpose of request #2 is to permit the applicant to submit a new plan indicating an addition for offices, library and computer labs for the existing high school.

AND WITH EITHER REQUESTS #1 OR #2, THE FOLLOWING:

(3) Applicant is requesting to permit the addition with 3 stories (2 stories permitted) with 50' in height (35' permitted).

(4) Applicant is requesting to permit 2 additional signs: one with 23 sq. ft. & a wall sign with 176 sq. ft. for a total of 3 signs (one 24 sq. ft. sign permitted/80 sq. ft. previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NE ¼ AND ALSO: the SE ¼ of the SW ¼ of the NE ¼, in Section 16, Township 54 South, Range 40 East, EXCEPTING THEREFROM: the following described portions: The south 1/3 of the SE ¼ of the SW ¼ of the NE ¼ AND: the south 1/3 of the south ½ of the SE ¼ of the NE ¼ AND: The west 1,307' of the east 1,882' of the south 100' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and: The east 47' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and the west 25' of the north 2/3 of the SE ¼ of the SW ¼ of the NE ¼ in Section 16, Township 54 South, Range 40 East.

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HEARING NO. 03-12-CZ10-2 (02-208)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: MARIST BROTHERS OF THE SCHOOLS, INC.

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LOCATION: 3000 S.W. 87 Avenue (Galloway Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.32 Acres

RU-2 (Two Family Residential)

RU-3 (Four Unit Apartment)

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 05-10-CZ10-4 (05-39)

21-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: GEORGINA MARIA GRANADOS

- (1) Applicant is requesting to permit a Florida room addition to a single-family residence setback 5.04' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a covered terrace addition setback varying from 2.34' to 4.01' (7.5' required) from the interior side (west) property line.
- (3) Applicant is requesting to permit a shed setback 2' (5' required) from the rear (north) and setback 2.1' (5' required) from the interior side (west) property lines.
- (4) Applicant is requesting to permit a roofed structure setback 2' (5' required) from the rear (north) property line.
- (5) Applicant is requesting to permit a spacing of 3' (10' required) between the shed and roofed structure and spacing of 7' (10' required) between the shed, roofed structure and roofed screen enclosure.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrazas, Florida Bedroom-Bathroom-TV Area-w/clos. Georgina M. Garcia," as prepared by Carlos Mourin, Architect, dated 09/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 12, MILLER HEIGHTS, Plat book 65, Page 5.

LOCATION: 9205 S.W. 48 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,508.86 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 4/18/06 TO THIS DATE:

HEARING NO. 06-1-CZ10-2 (05-136)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: AHERN-PLUMMER, INC.

RU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: PARCEL "A": Lots 16 & 17 in Block 18, and Lots 14-16, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 14 –16, Block 19 and the south 20' of Lots 16 & 17, Block 18, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: All that part of said Lot 14, which lies within the external area formed by a 20' radius arc concave to the Northwest, tangent to the east line of said Lot 14 and tangent to the north line of the south 20' of said Lot 14; ALSO LESS: All that part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17; AND: PARCEL "B": Lot 17 in Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 17, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: That part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17.

LOCATION: Lying North of SW 40 Street (Bird Road), between the Northeast corner of S.W. 60 Court and approximately 100' East of S.W. 60 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.57 Acre

RU-1 (Single-Family Residential)

BU-1A (Business – Limited)

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HEARING NO. 06-5-CZ10-1 (04-378)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: CAMVER INVESTMENT, INC. F/K/A: BLANCA A. PERERA

GU to RU-1M(a)

SUBJECT PROPERTY: The north 673' of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ in Section 9, Township 54 South, Range 39 East.

LOCATION: Lying on the Southwest corner of theoretical S.W. 18 Street & theoretical S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.1 Acres

GU (Interim)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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HEARING NO. 06-5-CZ10-2 (04-441)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: R. R. J. GROUP L. L. C.

GU to RU-1M(b)

SUBJECT PROPERTY: The west 225' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 25' and the west 25' thereof, all in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 149 Avenue & S.W. 38 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

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APPLICANT: CENTURY PLUMBING WHOLESALE, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-270-81, passed and adopted by the Zoning Appeals Board, as last modified by Resolution Z-199-82, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' prepared by R. F., dated 6-21-82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan (Offices and Warehouse),' as prepared by Pascual Perez Kiliddjian & Associates, consisting of 5 sheets, dated stamped received 02-21-06.

The purpose of this request is to allow the applicant to submit a revised site plan to show an expansion to the previously approved industrial use.

- (2) Applicant is requesting to permit a warehouse setback varying from 12.9' to 18' (25' required) from the front (north) property line, a setback varying from 10.7' to 14.58' (15' required) from the side street (west) property line, a setback of 4.11' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting to permit 33 parking spaces (37 required) to permit 31 of the 33 parking spaces to encroach in the right-of-way and to permit all 33 parking spaces to back out into the right-of-way (not permitted).
- (4) Applicant is requesting to waive the zoning regulations requiring an 8' greenbelt along all property lines abutting an official right-of-way where parking is provided.
- (5) Applicant is requesting to permit a landscape open space of 5% (15% required).
- (6) Applicant is requesting to permit 7 street trees (17 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2, 3 & 5 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 – 12, inclusive and Lots 30-32, Block 5, TAMIAMI CITY, Plat book 14, Page 9.

LOCATION: 901 S.W. 69 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.89 Acre

PRESENT ZONING: IU-1 (Industry – Light)

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APPLICANTS: IDALBERTO & ELOISA RODRIGUEZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE:

(2) USE VARIANCE to permit RU-5A uses in the RU-1 zone.

AND WITH EITHER REQUEST:

(3) Applicant is requesting to waive the zoning regulations requiring a section line road to be 80' in width; to permit 35' of dedication (40' required) for the east half of S.W. 87 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by Ruben J. Pujol, A. I. A., dated 1/17/06 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1435 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

RU-1 (Single-Family Residential)
RU-5A (Semi-Professional Office District)

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APPLICANTS: MARIA R. SCHWARTZ & ALICIA DE ARMAS

- (1) SPECIAL EXCEPTION to permit a group home spaced less than 1,000' from another existing group home.
- (2) Applicants are requesting to permit a fountain setback 3' (75' required) from the front (north) property line and to be in front of the principal residence (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Morada De Paz," as prepared by Cristina Ortiz and sketch as prepared by Alicia De Armas; all sheets dated stamped received 12/20/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, CORAL GARDENS, Plat book 68, Page 16.

LOCATION: 9360 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: RAMON SANTA CRUZ PACHECO

- (1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 22020, Pages 4094 – 4102, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted, prepared by Oscar S. Benitez, Architect 9400 West Flagler Street (405) Miami, Florida 44174 (sic) entitled 'Proposed Zoning Change for Mr. Ramon Santacruz 7590 West Flagler Street, Miami, Florida,' dated the 19th day of March, 2002; said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted, as prepared by Emilio Castro, P. E. 14811 S.W. 9th Lane Miami, Florida 33194 entitled 'Proposed Remodeling Mi Tierra Travel 7590 West Flagler Street, Miami, Florida,' dated the 5th day of December, 2005."

- (2) MODIFICATION of Condition #2 of Resolution #CZAB10-73-03, passed and adopted by Community Zoning Appeals Board #10 and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Zoning Change for Mr. Ramon Santacruz,' as prepared by Oscar S. Benitez, Architect, dated 9-5-01 and consisting of 3 sheets, except as herein modified to provide the required amount of lot trees and street trees and to install the required 5' high decorative masonry wall along the east and south property lines."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Remodeling Mi Tierra Travel,' as prepared by Emilio Castro, P. E., dated 12/5/05 and consisting of 2 sheets."

The purpose of the requests is to permit the applicant to submit revised plans to show the relocation of the street entrance from West Flagler Street to S.W. 76 Avenue.

- (3) Applicant is requesting to permit 2 street trees (5 required).
- (4) Applicant is requesting to waive a landscaping requirement and permit 2 two-way driveways (one permitted).
- (5) Applicant is requesting to permit 4 parking spaces (5 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests 1 & 2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 - #5 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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HEARING NO. 06-5-CZ10-6 (05-417)

2-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: RAMON SANTA CRUZ PACHECO

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SUBJECT PROPERTY: The north 101.5' of the west 60' of Tract 3 of CORRECTED PLAT OF FLAGAMI SECOND ADDITION, Plat book 34, Page 15; A/K/A: Lots 7 & 8, Block 3, per Plat book 17, Page 23, less the north 7.5' thereof and less the external area of a curve in the Northwest corridor.

LOCATION: 7590 West Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 94.5' x 60'

PRESENT ZONING: RU-5A (Semi- Professional Offices)

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HEARING NO. 06-5-CZ10-7 (06-11)

1-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: FELIPE ALVAREZ

Applicant is requesting to permit a porte cochere addition to a single-family residence setback 32' (50' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residential Addition at: 630 N.W. 125 Avenue, Miami, Florida 33182," as prepared by Jose R. Figueroa, Architect and dated stamped received 1/17/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 8, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 630 N.W. 125 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 116.9' x 288.69'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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